

IN RE: PETITION FOR VARIANCE  
S/S Bay Front Road, 300' E of  
the c/l of Lincoln Avenue  
(7419-A & 7419-B Bay Front Road)  
15th Election District  
7th Councilmanic District

John D. Koelbel  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-254-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 7419-A and 7419-B Bay Front Road, located in the vicinity of Lodge Farm Road in Edgemere. The Petition was filed by the owner of the property, John D. Koelbel. The Petitioner seeks relief from Section 102.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit proposed Lot 2 (7419-A Bay Front Road), containing 10,280 sq.ft., to utilize as access an existing 20-foot wide private road (Headland Road), a proposed 15-foot wide private ingress, egress and utility easement, and an existing 20-foot wide use-in-common road (Bay Front Road) in lieu of the required public right-of-way of at least 30 feet in width. In addition, the Petitioner seeks relief from Section 102.4 of the B.C.Z.R. to permit proposed Lot 1 (7419-B Bay Front Road), containing 10,774 sq.ft., to utilize the existing 20-foot wide use-in-common road (Bay Front Road) in lieu of the required public right-of-way of at least 30 feet in width. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John D. Koelbel, owner of the property, and Bruce E. Doak, Professional Engineer

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Date

By

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with Gerhold, Cross & Etzel, who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an unimproved rectangular shaped parcel of land containing a combined area of 0.481 acres, more or less, zoned D.R. 5.5. The width of the property fronts on the south side of Bay Front Road, while the length of the property runs adjacent to a private road, known as Headland Road, on the east side. The Petitioner is desirous of subdividing the property to create two separate lots, each of which will be developed with a single family dwelling. Proposed Lot 1 will encompass the front portion of the site, while proposed Lot 2 will be located to the rear of the property. Testimony revealed that the property is located in an older subdivision known as Lodge Forest, and that many of the roads in this community are only 20 feet wide. Today's zoning regulations require access to property be provided from a minimum 30-foot wide public right-of-way. Inasmuch as Bay Front Road is only 20 feet wide, the relief requested is necessary in order to develop the property as proposed. Furthermore, the public utilities serving the homes along Bay Front Road are located within the roadbed. Thus, a 15-foot wide private ingress, egress and utility easement is proposed for Lot 2. Given the site constraints associated with this property, the relief requested is necessary in order to proceed as proposed.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the

public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact

that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.


THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28<sup>th</sup> day of January, 1997 that the Petition for Variance seeking relief from Section 102.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit proposed Lot 2 (7419-A Bay Front Road), containing 10,280 sq.ft., to utilize as access an existing 20-foot wide private road (Headland Road), a proposed 15-foot wide private ingress, egress and utility easement, and an existing 20-foot wide use-in-common road (Bay Front Road) in lieu of the required public right-of-way of at least 30 feet in width; and, from Section 102.4 of the B.C.Z.R. to permit proposed Lot 1 (7419-B Bay Front Road), containing 10,774 sq.ft., to utilize the existing 20-foot wide use-in-common road (Bay Front Road) in lieu of the required public right-of-way of at least 30 feet in width, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

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1/28/97  
bcp

time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated December 30, 1996, attached hereto and made a part hereof.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

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Date 1/28/97  
By [Signature]

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

December 30, 1996

FROM: R. Bruce Seeley *RBS/g.p*  
DEPRM

SUBJECT: Zoning Item #254 - Malan Property  
7419 A & B Bay Front Road  
Zoning Advisory Committee Meeting of December 23, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

RBS:KK:sp

MALAN/DEPRM/TXTSBP

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Date

By

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Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

January 28, 1997

Mr. John D. Koelbel  
ASI Group  
P.O. Box 9804  
Towson, Md. 21284-9804

RE: PETITION FOR VARIANCE  
S/S Bay Front Road, 300' E of the c/l of Lincoln Avenue  
(7419-A & 7419-B Bay Front Road)  
15th Election District - 7th Councilmanic District  
John D. Koelbel - Petitioner  
Case No. 97-254-A

Dear Mr. Koelbel:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on Ofiling an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Bruce Doak, Gerhold, Cross & Etzel  
320 E. Towsontown Blvd., Suite 100, Towson, Md. 21286

Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel

File

MICROFILMED

CRITICAL  
AREA



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7419A & 7419B BAY FRONT ROAD  
which is presently zoned D.R.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1. PETITION OF VARIANCE TO SECTION 102.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW THE PROPOSED LOT 2, CONTAINING 10,280 SQUARE FOOT TO USE THE EXISTING 20' WIDE PRIVATE ROAD (HEAD LAND) ALONG WITH A PROPOSED 15 FOOT WIDE PRIVATE INGRESS, EGRESS & UTILITY EASEMENT AND TO USE AN EXISTING 20 FOOT WIDE USE-IN-COMMON ROAD (BAY FRONT ROAD) IN LIEU OF THE REQUIRED PUBLIC RIGHT-OF-WAY OF AT LEAST 30 FEET WIDE.
2. PETITION OF VARIANCE TO SECTION 102.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW THE PROPOSED LOT 1, CONTAINING 10,714 SQUARE FOOT TO USE THE EXISTING 20' WIDE USE-IN-COMMON ROAD (BAY FRONT) IN LIEU OF THE REQUIRED PUBLIC RIGHT-OF-WAY OF AT LEAST 30 FEET WIDE.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

THAT THE CURRENT ACCESS TO THE SUBJECT PROPERTY IS BY PRIVATE RIGHTS-OF-WAY AND THE NEAREST PUBLIC ROAD IS 300 FEET AWAY.

THAT A PANHANDLE ACROSS LOT 1 FOR LOT 2 WOULD DECREASE THE SIDE YARD OF LOT 1 AND LOWER THE MARKETABILITY OF THE TWO LOTS BY CREATING UNDESIRABLE SIZE AND LOT CONFIGURATION.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

JOHN D. KOELBEL  
(Type or Print Name)

John P Koelbel  
Signature

(Type or Print Name)

Signature

ASI GROUP  
P.O. Box 9804 (410) 823-0047  
Address Phone No

TOWSON MD 21284-9804  
City State Zipcode

Name, Address and phone number of representative to be contacted.

GERHOLD, CROSS & ETZEL, LTD  
Name SUITE 100

320 E. TOWSONTOWN BLVD 823-4470  
Address TOWSON MD 21286-5318 Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-1-97 to 1-20-97.  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_  
REVIEWED BY: SWA DATE 12-12-96-

254

Printed with Soybean Ink  
on Recycled Paper

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Date 11/28/97  
BY [Signature]

DO NOT WRITE



**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Rules of the Board of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-254-A

(Item 254)  
7419-A and 7419-B Bayfront Road  
N/S Bayfront Road, 300' E of  
of Lincoln Avenue  
15th Election District  
7th Courthouse  
Legal Owner(s):  
John B. Koebel

Variance to allow the proposed lot 2 to use the existing 20' front setback; road along the proposed 15 foot wide use-in-common road; express with private request; express and; lobby; easements; and to use an easement 20' front wide use-in-common road; right-of-way of at least 30' wide; and to allow the proposed lot 1 to use the existing 20' foot wide use-in-common road in lieu of the required public right-of-way of at least 30 feet wide.

Hearing: Wednesday, January 15, 1997 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 867-3363.  
(2) For information concerning the File and/or Hearing, Please Call 867-3391.

12/26/96 Dec. 26 C108704

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 12/26, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/26, 1996.

**THE JEFFERSONIAN,**

*A. H. Enickson*  
**LEGAL AD. - TOWSON**

GORDON T. LANGDON  
EDWARD F. DEIACO-LOHR  
BRUCE E. DOAK

**GERHOLD, CROSS & ETZEL, LTD.**

*Registered Professional Land Surveyors*

SUITE 100  
320 EAST TOWSONTOWN BOULEVARD  
TOWSON, MARYLAND 21286-5318

410-823-4470  
FAX 410-823-4473

EMERITUS  
PAUL G. DOLLENBERG  
FRED H. DOLLENBERG  
CARL L. GERHOLD  
PHILIP K. CROSS  
OF COUNSEL  
JOHN F. ETZEL  
WILLIAM G. ULRICH

December 10, 1996

**Zoning Description  
For 7419A & 7419B Bay Front Road  
Deed Reference :  
C.W.B., Jr. No. 1025 folio 241**

Beginning for the same at a point in the northern line of Bay Front Road, a 20 foot wide use-in-common road which is 300 feet, more or less, east of the centerline of Lincoln Avenue, thence running on the said northern line of Bay Front Road,

North 53 degrees 13 minutes 15 seconds East 99.92 feet, thence crossing said Bay Front Road and continuing on the western edge of Headland Road, a 20 foot wide private road,

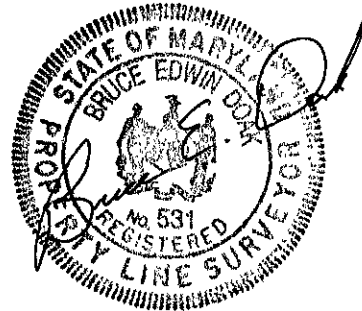
South 06 degrees 31 minutes 20 seconds West 212.65 feet, thence

South 86 degrees 31 minutes 20 seconds West 100.03 feet, thence

North 06 degrees 31 minutes 20 seconds East 213.30 feet to the place of beginning.

Containing 0.481 Acres of land, more or less.

**This description is not for conveyance purposes and only fulfills the requirements of the Baltimore County Office of Zoning.**



koelbel.zde  
rem

MICROFILMED. 254



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 254

Petitioner: JOHN D. KOELBEL

Location: 7419A & 7419B BAY FRONT ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOHN D. KOELBEL  
q/b ASI GROUP

ADDRESS: P.O. Box 9804

TOWSON MD 21284-9804

PHONE NUMBER: (410) 823-0077

AJ:ggs

(Revised 09/24/96)

RECEIVED

254

ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED  
FROM: \_\_\_\_\_

RECEIVED  
FROM: Seth Keelbe, 7419 N. 74th St  
910 R. D. Avenue 350  
Edmonton

FOR: 150

RECEIVED

DISTRIBUTION  
WHITE - CASHIER

**PINK - AGENCY**

**VALIDATION OR SIGNATURE OF CASHIER**  
**YELLOW - CUSTOMER**

SECRET

10

217. 24.

# CERTIFICATE OF POSTING

RE: Case No.:

97-254-A

Petitioner/Developer:

KOELBEL ETAL

Date of Hearing/Closing:

1/15/97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #7419 A & B - BAYFRONT RD.

The sign(s) were posted on

12/29/96

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/29/96

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354

**ZONING NOTICE**

Case # 97-254-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSION  
IN TOWSON, MD.

PLACE: EXIST. ZONING DISTRICT  
TIME & DATE: MONDAY, JANUARY 5, 1997, 2:00 PM  
VARIANCE TO ALLOW THE PROPOSED  
LOT 2 TO USE THE EXISTING 22' FRONT YZ  
PRIVATE ROAD ALONG A 7.4 ACRE TRACT IS EAST  
SIDE ON LOT 2, ADJACENT TO LOT 1, AND  
EAST SIDE OF THE 22' FRONT YZ. THE  
PROPOSED VARIANCE IS TO ALLOW THE  
PROPOSED LOT 2 TO USE THE EXISTING  
PRIVATE ROAD ALONG A 7.4 ACRE TRACT  
IS EAST SIDE ON LOT 2, ADJACENT TO  
LOT 1, AND EAST SIDE OF THE 22' FRONT  
YZ. THE PROPOSED VARIANCE IS TO  
ALLOW THE PROPOSED LOT 2 TO USE  
THE EXISTING PRIVATE ROAD ALONG A  
7.4 ACRE TRACT IS EAST SIDE ON LOT 2,  
ADJACENT TO LOT 1, AND EAST SIDE OF  
THE 22' FRONT YZ.

97-254-A  
#7419 A & B - BAYFRONT RD

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TO: PUTUXENT PUBLISHING COMPANY  
December 26, 1996 Issue - Jeffersonian

Please forward billing to:

John D. Koelbel  
c/o ASI Group  
P. O. Box 9804  
Towson, MD 21284-9804  
823-0047

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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-254-A (Item 254)  
7419-A and 7419-B Bayfront Road  
N/S Bayfront Road, 300' E of c/l Lincoln Avenue  
15th Election District - 7th Councilmanic  
Legal Owner(s): John D. Koelbel

Variance to allow the proposed lot 2 to use the existing 20 foot wide private road along with a proposed 15 foot wide private ingress, egress and utility easement and to use an existing 20 foot wide use-in-common road in lieu of the required public right-of-way of at least 30 feet wide; and to allow the proposed lot 1 to use the existing 20 foot wide use-in-common road in lieu of the required public right-of-way of at least 30 feet wide.

HEARING: WEDNESDAY, JANUARY 15, 1997 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 19, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-254-A (Item 254)  
7419-A and 7419-B Bayfront Road  
N/S Bayfront Road, 300' E of c/l Lincoln Avenue  
15th Election District - 7th Councilmanic  
Legal Owner(s): John D. Koelbel

Variance to allow the proposed lot 2 to use the existing 20 foot wide private road along with a proposed 15 foot wide private ingress, egress and utility easement and to use an existing 20 foot wide use-in-common road in lieu of the required public right-of-way of at least 30 feet wide; and to allow the proposed lot 1 to use the existing 20 foot wide use-in-common road in lieu of the required public right-of-way of at least 30 feet wide.

HEARING: WEDNESDAY, JANUARY 15, 1997 at 2:00 p.m. in Room 106, County Office Building.

Arnold Jablon  
Director

cc: John D. Koelbel  
Bruce Doak/Gerhold, Cross & Etzel, Ltd.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 31, 1996.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

January 8, 1997

Mr. John D. Koelbel  
ASI Group  
P.O. Box 9804  
Towson, MD 21284-9804

RE: Item No.: 254  
Case No.: 97-254-A  
Petitioner: John D. Koelbel

Dear Mr. Koelbel:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 12, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

RECEIVED





TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: R. Bruce Seeley *ABS/g.p*  
DEPRM

SUBJECT: Zoning Item #254 - Malan Property  
7419 A & B Bay Front Road  
Zoning Advisory Committee Meeting of December 23, 1996

MALAN/DEPRM/TXTSBP



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 12-20-91  
Item No. 254 (JRA)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

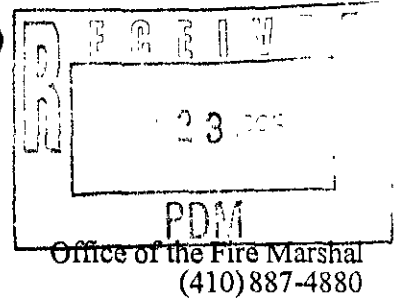
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**MICROFILMED**

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500



DATE: 12/19/96

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DEC. 23, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 245, 246, 247, 248,  
249, 250, 252, 253, 254 AND 256.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

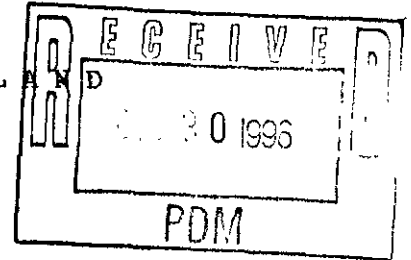
MICROFILMED



*John Alexander*

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE



TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: December 26, 1996

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for December 30, 1996  
Item Nos. 245, 247, 248, 250,  
252, 253, 254, 256

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE43

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: January 8, 1997

FROM: Arnold F. 'Pat' Keller, III, Director  
Office of Planning

SUBJECT: 7419A & 7419B Bay Front Road

INFORMATION:

Item Number: 254  
Petitioner: John D. Koelbel  
Property Size:  
Zoning:  
Requested Action:  
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Based on a review and analysis of the information provided, this office does not object to the relief requested provided the following conditions are met:

The orientation of Lot 2 should be shifted so that it faces directly on Headland Road and not on an angle towards the rear of 7423. The existing large trees on Lots 1 and 2 should be preserved. The style of the house should be compatible with existing dwellings in the area.

Generally, this office would not support the use of a private road in lieu of the required public right-of-way; however, development has already occurred on other parcels along Headland Road.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JWL:vjc

# **PETITION PROBLEMS**

## **#244 --- JRF**

1. Sign form was not completed by planner - it was typed by attorney.

## **#248 --- MJK**

1. No telephone number for legal owner.
2. Where is undersized lot package for OPCC?

## **#250 --- JCM**

1. Back of petition form only signed by one legal owner.
2. Folder says property is 0.997 +/- square feet?????

## **#254 --- JRA**

1. Need *original* signature of legal owner on at least one copy of petition form.

## **#256 --- JRF**

1. No telephone number for legal owner.
2. No telephone number for contact person.

MICROFILMED

RE: PETITION FOR VARIANCE

7419-A and 7419-B Bayfront Road, N/S Bay-  
front Road, 300' E of c/l Lincoln Ave.  
15th Election District, 7th Councilmanic

John D. Koelbel  
Petitioner

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 97-254-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of January, 1997, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative for Petitioner.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

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PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BRUCE E. DOAK-GERARDO CROSS & ETHEL 320 E. TOWSONTOWN BLVD. TOWSON, MD. 21286

JOHN D KOEHLER 521 E. SEMINARY AVE TOWSON MD 21286





**This Deed,** MADE THIS 24<sup>th</sup> day of September

in the year one thousand nine hundred and Ninety Six

by and between

Cathryn P. Malan

of of the first part, and

George A. Schiaffino, Sylvia Schiaffino, his wife and John D. Koelbel and  
Carol L. Koelbel, his wife

of the second part.

WITNESSETH, That in consideration of the sum of Fifteen Thousand Dollars

the said party of the first part

do grant and convey to the said George A. Schiaffino and Sylvia Schiaffino, his wife  
as tenants by the entireties, as to a 50% undivided interest as tenants in common and onto  
John D. Koelbel and Carol L. Koelbel, his wife as tenants by the entireties as to a 50%  
undivided interest as tenants in common

personal representatives/successors and assigns, in fee simple, all  
that lot of ground situate in Baltimore County, Md.

and described as follows, that is to say:

See Schedule A

Being the first lot of ground which by Deed dated 2/21/38 and recorded among  
the Land Records of Baltimore County, Md. in Liber 1025, folio 68 was granted and  
conveyed by Grace R. Friedel onto the party of the first part.

**BEGINNING** for the first at a point on the southernmost right of way line of the United Railways and Electric Company and at the distance of 504.55 feet south 88 degrees east from the Western outline of the land now belonging to J W Hinson and wife and running thence bounding on the southernmost right of way as aforesaid south 88 degrees east 201.55 feet to a point in line with the easternmost line of the lot of ground heretofore sold by John W Hinson and wife to C Charles Friedel thence south 12 degrees west bounding on the westernmost side of a road heretofore laid out 20 feet wide 213.30 feet to the northeasternmost corner of the land conveyed as aforesaid by J W Hinson and wife to C Charles Friedel thence bounding thereon the two following courses and distances viz north 88 degrees west 101.55 feet and south 12 degrees west 342 feet to the waters of Old Road Bay thence binding on the waters of the Old Road Bay northwesterly 100 feet to intersect a line drawn south 12 degrees west from the place of beginning and thence reversing said line so drawn and bounding thereon north 12 degrees east 554.80 feet to the place of beginning. Containing 1.70 acres of land more or less. Together with the use of the roads as heretofore laid out leading from the herein described land to Lodge Farm Road. Subject to the leaving open a road 20 feet wide along the first line of the above described land provided the grantors herein will open or cause to be opened along the said side of said right of way a road of like width beginning at the western outline of Lodge Farm Road and extending westerly and along and over the land of said grantors to the Eastern outline of the Jones's property.

#### SAVING AND EXCEPTING

**BEGINNING** for the same at a point on the Southernmost side of the right of way line of the Baltimore Transit Company (formerly United Railways and Electric Company) and at the beginning point of the land conveyed by John W Hinson and wife to C Charles Friedel by deed dated the 24th day of August 1923 and duly recorded among the Land Records of Baltimore County in Liber W P C No. 578 Folio 322 &c and running thence binding on a part of the first line in said deed and also binding on the Southernmost side of the aforesaid right of way of the Baltimore Transit Company South 88 degrees East 50.77 feet and thence running for a line of division of the whole tract parallel to the West outline of said tract South 12 degrees West 555.05 feet to the waters of Old Roads Bay thence binding on the waters of Old Roads Bay North 87 degrees 39 minutes West 50.72 feet to intersect the West outline of the aforesaid whole tract of land and thence binding on the last line described in the aforesaid deed from John W Hinson and wife to C Charles Friedel North 12 degrees East 554.80 feet to the place of beginning. Deed reference Liber 1004, Folio 244.

**BEGINNING** for the same at a point on the Southernmost side of the right of way of the Baltimore Transit Company (formerly The United Railways and Electric Company) at the distance of 50.77 feet from the beginning point of the land conveyed by John W. Hinson and wife to C Charles Friedell by deed dated the 24th day of August 1923 and duly recorded among the Land Records of Baltimore County in Liber W P C No. 578 folio 322 &c and running thence binding on a part of the first line in said deed and also binding on the Southernmost side of the right of way line of the Baltimore Transit Company South eighty-eight degrees East 50.77 feet thence by a straight line South twelve degrees West 555.31 feet more or less to the waters of Old Roads Bay thence binding on the waters of Old Roads Bay North eighty-seven degrees thirty-nine minutes West 50.72 feet to the Easternmost outline of all that lot of ground which was conveyed by Grace R Friedell (widow) to Isaac F Griffiths by deed dated the 29th day of June 1937 duly recorded among the Land Records of Baltimore County in Liber C W B Jr No 1004 folio 244 and thence running and binding on said last mentioned outline North twelve degrees East 555.05 feet more or less to the place of beginning. Deed reference Liber 1069, folio 552.

My Commission expires: \_\_\_\_\_

Notary Seal  
Vickie L. Frit, Notary Public  
Somerset Boro, Somerset County  
My Commission Expires Dec. 18, 1997  
Member, Pennsylvania Association of Notaries

This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

(Signature of attorney admitted to practice in Maryland if the instrument has been prepared by or under the supervision of such attorney, or signature of a party to the instrument if such party has prepared the instrument)

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To HOLD the said described lot of ground and premises to the said

George A. Schiaffino and Sylvia Schiaffino, his wife as tenants by the entireties as to a 50% undivided interest as tenants in common and onto John D. Koelbel and Carol L. Koelbel as tenants by the entireties as to a 50% undivided interest as tenants in common

personal representatives/successors

and assigns, in fee simple.

AND the said party of the first part hereby covenant that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor

Test:

*Cathryn P. Malan*

\_\_\_\_\_  
Cathryn P. Malan (SEAL)

\_\_\_\_\_  
(SEAL)

COUNTY OF SOMERSET

STATE OF ~~MARYLAND~~, PENNSYLVANIA, to wit:

I HEREBY CERTIFY, That on this 23rd day of September, 1996, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared CATHRYN P. MALAN

known to me (or satisfactorily proven) to be the person whose name is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be HER act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Vickie L. Friedline*  
Notary Public

My Commission expires: \_\_\_\_\_

Notary Seal  
Vickie L. Friedline, Notary Public  
Somerset Boro, Somerset County  
My Commission Expires Dec. 18, 1997  
Member, Pennsylvania Association of Notaries

This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

\_\_\_\_\_  
(Signature of attorney admitted to practice in Maryland if the instrument has been prepared by or under the supervision of such attorney, or signature of a party to the instrument if such party has prepared the instrument)

NO CONSIDERATION  
NO TITLE SEARCH

ADJOINING PROPERTY  
FRONT LOT

THIS DEED, made this 9 day of MARCH,  
in the year one thousand nine hundred and ninety-four, by  
and between MERL A. ADAMS, of Baltimore County, in the State  
of Maryland, of the first part, and MERL A. ADAMS, of the  
County and State aforesaid, of the second part.

WITNESSETH, that for no consideration, the said party of  
the first part does grant and convey unto the said party of  
the second part for and during the term of his natural life,  
with remainder over as hereinafter provided, all that lot of  
ground situate, lying and being in Baltimore County, State of  
Maryland, aforesaid, and described as follows, that is to say:

BEGINNING FOR THE same at a point on the Southernmost right  
of way line of the United Railways and Electric Company at the  
distance of 706.1 feet South, 88 degrees East from the Westernmost  
outline of the land described in a deed from Ellen R. Jones to  
the said John W. Hinson and wife, dated June 30, 1899 and re-  
corded among the Land Records of Baltimore County in Liber N.B.M.  
No. 238 folio 327, etc., said point of beginning being at the  
Northeast corner of the land described in a deed from John W.  
Hinson and wife to C. Charles Friedel dated August 24, 1923 and  
recorded as aforesaid in Liber W.P.C. No. 578 folio 322 etc.  
and running thence South 88 degrees East binding on the Southern-  
most right of way line of the United Railways and Electric  
Company 85.14 feet to the Northwest corner of the lot of ground  
conveyed by the said John W. Hinson and wife to Dr. Charles J.  
Carroll by deed dated October 18, 1923 and recorded as aforesaid  
in Liber W.P.C. No. 583 folio 64 etc. thence binding on said land  
conveyed to Dr. Charles J. Carroll, aforesaid South 10 degrees  
and 57 minutes West 540.5 feet to Old Road Bay thence binding  
on Old Road Bay south 75 1/4 degrees West 104 1/4 feet to the lot of  
ground described in a deed from John W. Hinson and wife to the  
said C. Charles Friedel dated May 18, 1917 and recorded as  
aforesaid in Liber W.P.C. No. 481 folio 97 etc. thence binding  
on said land and on the land conveyed as aforesaid by the said  
John W. Hinson and wife to the said C. Charles Friedel by deed  
dated August 24, 1923 and recorded as aforesaid North 12 degrees  
East in all 572.66 feet to the place of beginning. The above  
description being in uniformity with a survey and plat made on  
April 10, 1925 by E. V. Coonan and Company and recorded among  
the Land Records of Baltimore County in Plat Book W.P.C. No. 7  
folio 190.

SAVING AND EXCEPTING THEREFROM that portion of the above  
described parcel of ground which was conveyed by Charles J.  
Carroll and wife unto John T. Carroll and wife under deed dated  
December 12, 1949 and recorded among the Land Records of Baltimore  
County in Liber T.B.S. No. 1796 folio 496.

ALSO SAVING AND EXCEPTING THEREFROM that portion of the above  
described parcel of ground which was conveyed by Charles J.  
Carroll and wife unto William J. Moxey and wife under deed dated  
March 9, 1959 and recorded among the Land Records of Baltimore

RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Baltimore County

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

SIGNATURE [Signature] DATE 3/31/51

By

Date

MICROFILMED

County in Liber G.L.B. No. 3496 folio 615.

Subject, however, to leaving open a strip of land 20 feet widealong the first line of the above described land for use as a road for the benefit of the owners and occupiers of this and the other lots binding thereon and with the right to use the same for ingress and egress in common with others from the land above described to the Lodge Farm Road. See also agreement between John W. Hinson et al and Baltimore Post Office Outing Club dated May 29, 1926 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 634 folio 170 laying out this road as a private roadway to Lodge Farm Road for use in common of all the lots binding thereon.

And also subject to leaving open the private road specifically referred to in the deed from said John W. Hinson and wife to C. Charles Friedel dated May 18, 1917 and recorded as aforesaid in Liber W.P.C. No. 481 folio 97 etc. and as is therein specifically set forth.

BEING the same property described in a deed dated August 10, 1962 and recorded among the Land Records of Baltimore County in Liber 4033, folio 76, was conveyed from Warren V. Ludlam and Bess Hanley Ludlam, his wife, and Eliza B. Ludlam, unto Merl A. Adams and Erline D. Adams, his wife, the said Erline D. Adams having departed this life on 2/14/94, thereby vesting title solely unto the Grantor herein.

TOGETHER with the building and improvements thereon erected made or being and all and every the rights, alleys, ways, waters privileges, appurtenances and advantages thereto belonging or appertaining.

TO HAVE AND TO HOLD, the said lot of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages to the same belonging or appertaining, unto and to the proper use and benefit of MERL A. ADAMS, for and during the term of his natural life, with full power to sell, mortgage, lease or otherwise dispose of said lot of ground (but without the power to will) and any and all interest therein, both life estate and remainder, and to use and consume the proceeds of sale, mortgage, lease or other disposition for his own use without obligation on the part of the purchaser, mortgagee or lessee to see to the proper application of the purchase money, and from and immediately after the death of the said MERL A. ADAMS, then as to so much of said property as may not have been disposed of by the said MERL A. ADAMS, in his lifetime, under the aforesaid powers, then unto my stepson, RONALD L. BARNES, my daughters, SANDRA M. DOYLE and CHERYL A. EISEL, as tenants in common, their Personal Representatives, heirs and assigns, in fee simple.

**This Deed,** Made this 18th day of May

In the year one thousand nine hundred and seventy-three, by and between JOHN A. CHERNY and MARION E. CHERNY, his wife, -----

of Baltimore County, ----- in the State of Maryland, of the first part, and DELBERT EYER and JESSIE EYER, his wife, of Baltimore County, in the State of Maryland, ----- of the second part.

Witnesseth, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, ----- the said JOHN A. CHERNY and MARION E. CHERNY, his wife, ----- do -- grant and convey unto the said DELBERT EYER and JESSIE EYER, his wife, as tenants by the entireties, their assigns, and unto the survivor of them, his or her -----

heirs and assigns, in fee simple, all that lot ----- of ground, situate, lying and being in Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:—

Beginning for the same at an iron pipe planted on the northwest side of a right of way 20 feet wide, said pipe being in the lastly described line of the land which by a Deed dated July 21, 1928, and recorded among the Land Records of Baltimore County in Liber W.H.M. No. 657, folio 358, was granted and conveyed by Herman M. Perkins and wife to Charles J. Carroll at a point distant measured south 12 degrees west reversely along said line 194.30 feet from the beginning point of the whole lot of ground in the above mentioned conveyance, running thence for a line of division now made and using the meridian established in former Deeds south 81 degrees east 20.03 feet to the southeast side of said right of way, thence continuing the same course for division south 81 degrees east 67.68 feet to a pipe planted on the dividing line between the land in the above mentioned conveyance and the parcel of land conveyed by John W. Henson to Charles J. Carroll by a Deed dated October 18, 1923, and recorded among the aforesaid Land Records in Liber W.P.C. No. 583, folio 64, running thence and binding on a part of said line south 10 degrees 57 minures west 138.37 feet to a pipe, thence for another line of division now made north 79 degrees 3 minutes west 90.15 feet to a pipe planted in the aforementioned last line in the Deed from Perkins to Carroll, thence binding on a part of said line north 12 degrees east 116.40 feet to the southwest corner of the aforesaid right of way, thence continuing the same course along said line and on the northwest side of the right of way north 12 degrees east 19 feet to the place of beginning. The improvements thereon being known as No. 2007 Headland Road. Containing .279 acres, more or less.

With the use thereof in common of a right of way of 20 feet wide leading from Bay Front Road to herein described property.

BEING the same lot of ground which by Deed dated March 28, 1966, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4597, folio 231, was granted and conveyed by ROBERT W. NAY and LETTY MAE NAY, his wife, to JOHN A. CHERNY and MARION E. CHERNY, his wife, the with- in Grantors.

ADJOINING PROPERTY  
PRIOR TO SUBDIVISION

358

for Baltimore City aforesaid personally appeared Teofil Waszkiewicz Vice President of the Hart Miller Islands Company the above named grantor and acknowledged the foregoing Deed to be the act of said body corporate

As Witness my hand and Notarial Seal

Simon P Jarosinski

( Notarial Seal )

Notary Public

Recorded July 13, 1928 at 8.30 A M and exd per W Howard Milling Clerk

2723

Herman M Perkins & Wf

Lease To

Charles J Carroll

This Lease made this 12 th day of July in the year one thousand nine hundred and twenty eight between Herman M Perkins and Anna Bader Perkins his wife hereinafter called Lessors of Baltimore City State of Maryland of the first part and Charles J Carroll hereinafter called Lessee of the same place of the second part

Witnesseth that the said Lessors in consideration of the sum of Five dollars and other valuable considerations and in consideration of the rent hereinafter expressed to be paid do lease unto the said Lessee his executors administrators and assigns all that lot of ground and premises situate lying and being in Baltimore County <sup>State</sup> aforesaid and described as follows to wit

Beginning for the same at a point on the southernmost right of way line of the United Railways and Electric Company at the distance of seven hundred and six and 1/10 ( 706.1 ) feet south eighty eight degrees east from the westernmost outline of the land described in a deed from Ellen R Jones to the said John W Hinson and wife dated June 30, 1899 and recorded among the land records of Baltimore County in liber N B M No 238 folio 327 etc said point of beginning being at the northeast corner of the land described in a Deed from John W Hinson and wife to <sup>by</sup> Charles Friedel dated August 24, 1923 and recorded as aforesaid in liber W P C No 578 folio 322 etc and running thence south eighty eight degrees east binding on the southernmost Right of way line of the United Railways and Electric Company eighty five and 14/100 (85.14) feet to the northwest corner of the lot of ground conveyed by the said John W Hinson and wife to <sup>by</sup> Charles J Carroll by Deed dated October 18, 1923 and recorded as aforesaid in Liber W P C No 583 folio 64 etc thence binding on said land conveyed to Carroll as aforesaid south ten degrees fifty seven minutes west five hundred and forty and 5/10 ( 540.5 ) feet to Old Road Bay thence binding on Old Road Bay south seventy five and one half degrees west one hundred and four and one half feet to the lot of ground described in a deed from John W Hinson and wife to the said C Charles Friedel dated May 18, 1917 and recorded as aforesaid in liber W P C No 481 folio 97 etc thence binding on said land and on the land conveyed as aforesaid by the said John W Hinson and wife to the said C Charles Friedel by Deed dated August 24, 1923 and recorded as aforesaid north twelve degrees east in all five hundred and seventy two and 86/100 ( 572.66 ) feet to the place of beginning

The above description being in conformity with a survey and plat made on April 10, 1925 by E V Coonan and Company and recorded among the land records of Baltimore County in Plat Liber W P C No 7 folio 190

Subject however to leaving open a strip of land twenty feet wide along the first line of the above described land for use as a road for the benefit of the owners and occupiers of this and the other lots binding thereon and with the right to use the same for ingress and egress in common with others from the land above described to the Lodge Farm Road see agreement between John W Hinson et al and Baltimore Post Office Outing Club dated May 29, 1926 and recorded among the land records of Baltimore County in liber W P C No 634

folio 170 laying out this road as a private roadway to Lodge Farm Road for use in common of all the lots binding thereon

And also subject to leaving open the private road specifically referred to in the deed from said John W Hinson and wife to C Charles Friedel dated May 18, 1917 and recorded as aforesaid in Liber W P C No 481 folio 97 etc and as is therein specifically set forth

Being the same property which by deed dated April 27, 1925 and recorded among the land records of Baltimore County in liber W P C No 611 folio 476 was granted and conveyed by John W Hinson and wife to the said Lessors in fee simple

Being also the same property in a mortgage from the said parties of the first part to John W Hinson and Eddie M Hinson his wife dated April 30, 1925 and recorded among the mortgage records of Baltimore County in liber W P C No 708 folio 277 made to secure the repayment of the sum of Thirty five hundred dollars and interest which mortgage has been assumed by the said party of the second part

Together with all improvements thereon made lanes alleys ways waters easements emoluments and advantages to the said ground belonging or in any wise appertaining

To be held by the said Lessee his executors administrators and assigns for the term of ninety nine years beginning on the day of the date of these presents he the said Lessee his executors administrators or assigns yielding and paying unto the said Lessors their heirs or assigns the rent or yearly sum of thirty dollars and that in even and equal half yearly instalments accounting from the 12 th day of July one thousand nine hundred and twenty eight over and above all deductions for taxes and assessments of every kind levied or assessed or hereafter to be levied or assessed on said demised premises or the rent issuing therefrom Provided that if the said rent shall be in arrear in whole or in part at any time then it shall be lawful for the said lessors their heirs or assigns to make distress therefor

And provided also that if the said rent shall be in arrear in whole or in part for sixty days then it shall be lawful for the said lessors their heirs or assigns to re-enter upon the hereby demised premises and hold the same until all the arrearages of rent thereon and all expenses incurred by reason of such non payment shall be fully paid

And provided further that if said rent shall be in arrears for six months then the said lessors their heirs or assigns may re-enter upon the premises hereby demised and hold the same as if this Lease had never been made

And the said Lessee for himself his heirs executors administrators and assigns covenants with the said Lessors their heirs and assigns to pay the aforesaid rent taxes and assessments when legally demandable

And the said Lessors for themselves their heirs executors administrators and assigns do hereby covenant with the said Lessee his executors administrators and assigns that on payment ~~thereof~~ by the said lessee his heirs executors administrators and assigns of said rent and performance of all covenants herein on his or their part to be paid and performed they the said lessors their heirs executors administrators and assigns will warrant the property hereby leased from all claims thereon under or by said lessors or any person claiming by from or under them

Also that at any time during this demise the said lessors their heirs or assigns shall on payment to them of ten dollars as renewal fine execute and deliver or cause to be executed and delivered to the said Lessee his executors administrators or assigns at his or their request and cost a new lease of the above demised property for another term of ninety nine years to commence on the expiration of this subject to the same rent and with





the land now belonging to J. W. Tinsion and  
 wife, and running thence bounding on the  
 southernmost right of way - as before said  
 south 88 degrees east 209.55 feet to a  
 point in line with the easternmost line  
 of the lot of ground heretofore sold by  
 John W. Tinsion and wife to Charles Thiede  
 thence south 12 degrees west bounding out  
 the westernmost side of a road heretofore  
 laid out 20 feet wide 213.30 feet to the  
 northeasternmost corner of the land now  
 owned as aforesaid by J. W. Tinsion and  
 wife to Charles Thiede thence bounding  
 thereon the two following courses and dis-  
 tances viz. north 88 degrees west 101.55 feet  
 and south 12 degrees west 342 feet to  
 the waters of Old Road 12 ay. thence bound-  
 ing in the waters of Old Road 12 ay. and  
 thence 10 feet 10 inches 00 distance a  
 line drawn south 12 degrees west from  
 the place of beginning and thence running  
 said line so drawn and bounding there-  
 on north 12 degrees east 54.80 feet to the  
 place of beginning containing 1.75 acres  
 of land more or less  
 together with the use of the roads  
 as heretofore laid out leading from the  
 herein described land to Lodge Farm Road  
 subject to leaving open a 100 feet wide  
 along the first line of the above des-  
 cribed land provided the portions herein  
 will open or cause to be opened along  
 the road side of the road 12 ay. of way  
 a road of like width beginning at the  
 western outline of Lodge Farm and ex-  
 tending westerly and along and over the  
 land of said John Tinsion to the eastern  
 outline of Jones property for all now held  
 from Allen R. Jones to and thence bearing  
 date June 30, 1889 and duly recorded among  
 the land records of Calaveras county in  
 Liber A. B. No. 230 folio 327 etc. of which  
 the foregoing tract is a part.  
 a notice with the buildings and urchin

ments, thereon and all and singular, to be  
my, his and a continuance thereof according to  
the original agreement.

To: I have and do bind the above named  
parties or either of them, and their heirs, assigns, executors,  
administrators, and assigns, to perform and observe the  
terms and conditions hereof, for ever and until the  
same be lawfully released.

And they said John W. Tinson and Eddie W.  
Tinson his wife hereby covenant that they will  
warrant specially to the County Clerk conveyed  
and that they will perform such other  
and further assurances of the same as  
may be required.

Witness their hands and seals.

Witnesses.

Harless T. Miles

Edward English

John W. Tinson (Seal)

Eddie W. Tinson (Seal)

State of Maryland

Real Estate County, to wit

I hereby certify that on the 24th day of  
August 1923, the within named and twenty three  
before me the subscriber a Notary Public of  
the State of Maryland, in and for Baltimore  
County officiated personally appeared  
John W. Tinson and Eddie W. Tinson his  
wife, and acknowledged the foregoing  
act to be their respective act.

Witness my hand and Notarial Seal.

Harless T. Miles  
Notary Public  
(Extra and)

Harless T. Miles  
Notary Public

Witnessed and signed at 12:30 or 1:00 p.m. at  
the William (Hall) Clerk

15-25  
28  
PER TONER  
MAY 9 1924

Miller Nelson Inc.  
used in  
Thomas B. Robbins  
and my  
The above named  
one thousand nine hundred  
and twenty three by Miller  
Nelson, Incorporated, a body  
incorporated under the laws  
of the State of Maryland.  
Witnessed that in consideration of the  
sum of five dollars and other good and

THIS IS 11765

DEED TO

BOTH PARCELS

1st PARCEL HERE IS  
WPC 578/322

2nd PARCEL HERE IS  
WPC 481/97

THIS SHOULD HAVE

S + E

1004 / 244

6/29/37

WPC 578/322

97745 : This Deed made this 21 day of February in the year nineteen hundred and  
 Grace R Friedel : thirty-eight by and between Grace R Friedel widow of Baltimore County  
 Deed to : in the State of Maryland of the first part and Cathryn P Malan also of  
 Cathryn P Malan : said County and State of the second part

: Witnesseth that in consideration of the sum of Five Dollars and other  
 good and valuable considerations this day paid the receipt whereof is hereby acknowledged  
 the said Grace R Friedel does hereby grant and convey unto Cathryn P Malan her heirs and  
 assigns in fee simple all those two lots of ground situate lying and being in Baltimore County  
 aforesaid and described as follows that is to say

Beginning for the first at a point on the southernmost right of way line of the United  
 Railways and Electric Company and at the distance of 504.55 feet south 88 degrees east from  
 the Western outline of the land now belonging to J W Hinson and wife and running thence  
 bounding on the southernmost right of way as aforesaid south 88 degrees east 201.55 feet to  
 a point in line with the easternmost line of the lot of ground heretofore sold by John W  
 Hinson and wife to C Charles Friedel thence south 12 degrees west bounding on the western-  
 most side of a road heretofore laid out 20 feet wide 813.30 feet to the northeasternmost  
 corner of the land conveyed as aforesaid by J W Hinson and wife to C Charles Friedel thence  
 bounding thereon the two following courses and distances viz north 88 degrees west 101.55  
 feet and south 12 degrees west 342 feet to the waters of Old Road Bay thence binding on the  
 waters of the Old Road Bay northwesterly 100 feet to intersect a line drawn south 12 degrees  
 west from the place of beginning and thence reversing said line so drawn and bounding thereon  
 north 12 degrees east 554.80 feet to the place of beginning Containing 1.70 acres of land  
 more or less Together with the use of the roads as heretofore laid out leading from the  
 herein described land to Lodge Farm Road Subject to the leaving open a road 20 feet wide  
 along the first line of the above described land provided the grantors herein will open  
 or cause to be opened along the said side of said right of way a road of like width begin-  
 ning at the western outline of Lodge Farm Road and extending westerly and along and over the  
 land of said grantors to the Eastern outline of the Jones's property

Beginning for the second at a point (said point being south twelve degrees west 213.3  
 feet from the south right of way line of the Baltimore Sparrows Point and Chesapeake Railways  
 Company's sometimes called United Railways right of way at a point 706.1 feet east of the  
 intersection of said Railways's right of way line and the Western line of J W Hinson's  
 property) and running thence south twelve degrees west 359.66 feet to the Patapasco River then  
 binding along said River north seventy-eight degrees west one hundred feet to a point thence  
 north twelve degrees east 342 feet more less to a stake thence north eighty-eight degrees  
 east 101.55 feet to the place of beginning Containing four-fifths of an acre of land more  
 or less

Being the same lots of ground which by deed dated April 21st 1928 and recorded or intended  
 to be recorded among the Land Records of Baltimore County immediate prior hereto was granted  
 and conveyed by C Charles Friedel to C Charles Friedel and Grace R Friedel his wife The  
 said C Charles Friedel having departed this life in the year 1930

Together with the buildings and improvements thereupon erected made or being and all and  
 every the rights alleys ways waters privileges appurtenances and advantages thereto belong-  
 ing or appertaining unto and to the proper use and benefit of the said Cathryn P Malan her

s of

and

Liber No 1025

69

and hereby intended to be conveyed together with the rights privileges appurtenances and  
 advantages thereto belonging or appertaining unto and to the proper use and benefit of the  
 said Cathryn P Malan her heirs and assigns in fee simple

And the party of the first hereby covenants that she has not done or suffered to be done  
 any act matter or thing whatsoever to encumber the property hereby conveyed that she will  
 warrant specially the property granted and that she will execute such further assurances  
 of the same as may be requisite

Witness the hand and seal of the said grantor

Witness

Louis Reuschling

Grace R Friedel

(SEAL)

Roy A Plummer

State of Maryland Baltimore ---- to wit

I Hereby certify that on this 21 day of February in the year nineteen hundred and thirty-  
 eight before me the subscriber a Notary Public of the State of Maryland in and for the City  
 of Baltimore aforesaid personally appeared Grace R Friedel the above named grantor and she  
 acknowledged the foregoing deed to be her act

97744 : This Deed made this twenty-first day of April nineteen hundred  
Charles Friedel : and twenty-eight by C Charles Friedel of the City of Baltimore  
Deed to : State of Maryland  
C Charles Friedel & Wf : Witnesseth that for and in consideration of the sum of one dime  
and of other good and valuable considerations hereunto moving the  
said C Charles Friedel doth grant and convey unto C Charles Friedel and Grace R Friedel  
his wife their heirs and assigns in fee simple all those two lots or parcels of ground  
situate in Baltimore County State of Maryland and described as follows

The first being the same lot of ground which by deed bearing date May 18 1917 and duly  
recorded among the Land Records of Baltimore County in Liber W P C No 481 folio 97 etc was  
conveyed by John W Hinson and wife to the grantor herein the Second being the same lot of  
ground which by deed bearing date August 24 1923 and duly recorded among the Land Records  
aforesaid in Liber W P C No 578 folio 320 etc was conveyed by the said John W Hinson and wife  
to the grantor herein to which deeds special reference is made for more particular descrip-  
tion of both of said lots

Together with the buildings and improvements thereon and all and singular the rights  
and appurtenances thereunto belonging or in anywise appertaining

To have and to hold the aforesaid two lots of ground and premises unto and to the proper  
use and benefit of the said C Charles Friedel and Grace R Friedel his wife their heirs and  
assigns forever and in fee simple

And the said C Charles Friedel hereby covenants that he will warrant specially the property  
hereby conveyed and that he will perform such other and further assurances of the same as  
may be requisite

Witness his hand and seal

Witness

John G Bucheimer

C Charles Friedel

(SEAL)

State of Maryland City of Baltimore to wit

I Hereby certify that on this twenty-first day of April nineteen hundred and twenty-eight  
before me the subscriber a Notary Public of the State of Maryland in and for the City of  
Baltimore aforesaid personally appeared C Charles Friedel and acknowledged the foregoing  
deed to be his act

Witness my hand and Notarial Seal

(Notarial Seal)

John G Bucheimer

Notary Public

Recorded Feb 25 1939 at 11.05 A M and Exd per C Willing Browne Jr Clerk

and hereby intended to be conveyed together with the rights privileges appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Cathryn P Malan her heirs and assigns in fee simple

And the party of the first hereby covenants that she has not done or suffered to be done any act matter or thing whatsoever to encumber the property hereby conveyed that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite

Witness the hand and seal of the said grantor

Witness

Louis Reuschling

Grace R Friedel

(SEAL)

Roy A Plummer

State of Maryland Baltimore ---- to wit

I Hereby certify that on this 21 day of February in the year nineteen hundred and thirty-eight before me the subscriber a Notary Public of the State of Maryland in and for the City of Baltimore aforesaid personally appeared Grace R Friedel the above named grantor and she acknowledged the foregoing deed to be her act

Witness my hand and Notarial Seal

(Notarial Seal)

Louis Reuschling

Notary Public

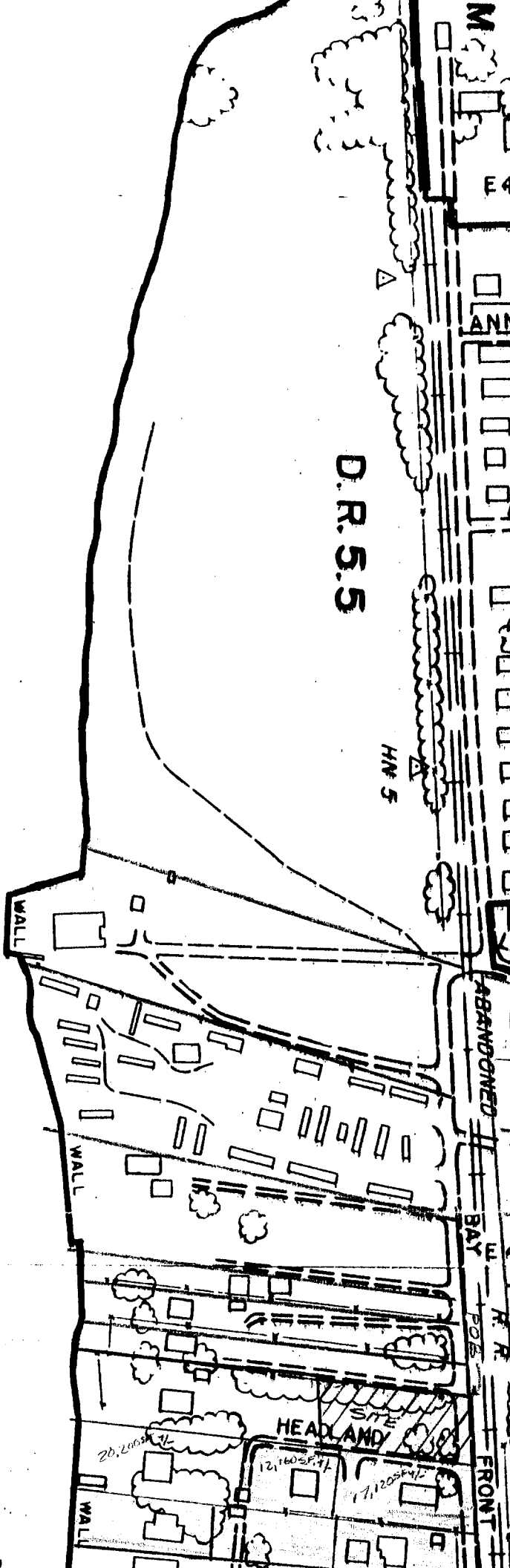
Recorded Feb 25 1938 at 11.05 A M and Exd per C Willing Browne Jr Clerk

REL PER TICKET MAY 17 1943

97746 : This Deed made this 23rd day of February in the year one thousand nine hundred and thirty-eight by and between William J Reichert Et Al : and nine hundred and thirty-eight by and between William J Reichert and Emma Reichert his wife Elizabeth Smith and Joseph Maggie McLaughlin : Smith her husband all of Baltimore County in the State of Maryland : State Tax \$ 5.30 : land and Caroline Volkman widow of the City of Philadelphia in the State of Pennsylvania parties of the first part and Maggie McLaughlin of Baltimore City in the State of Maryland party of the second part

Witnesseth that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations the receipt whereof is hereby acknowledged the said parties of the first part do hereby grant and convey unto the said party of the second part her heirs and assigns in fee simple all that lot of ground situate in the Fourteenth Election District of Baltimore County in the State of Maryland and described as follows according to a survey made by S J Martenet and Company Surveyors and Civil Engineers dated February 22 1938

Beginning for the same in the center line of Harford Road as recently paved by the State Roads Commission of Maryland and widened to a width of sixty feet where it is intersected by the division line between the land conveyed by Margaretta S Ridgely Executrix etc to M Kinlein by deed dated December 31 1872 and recorded among the Land Records of Baltimore County in Liber E H A No 78 folio 577 etc and the land conveyed by Margaretta S Ridgely Executrix etc to Yost Henry Spillman by deed dated December 31 1872 and recorded among said



OLD ROAD BAY

# 1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council

Oct. 15, 1992

Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

*William A. Howard IV*  
Chairman, County Council

SCALE

1" = 200' ±

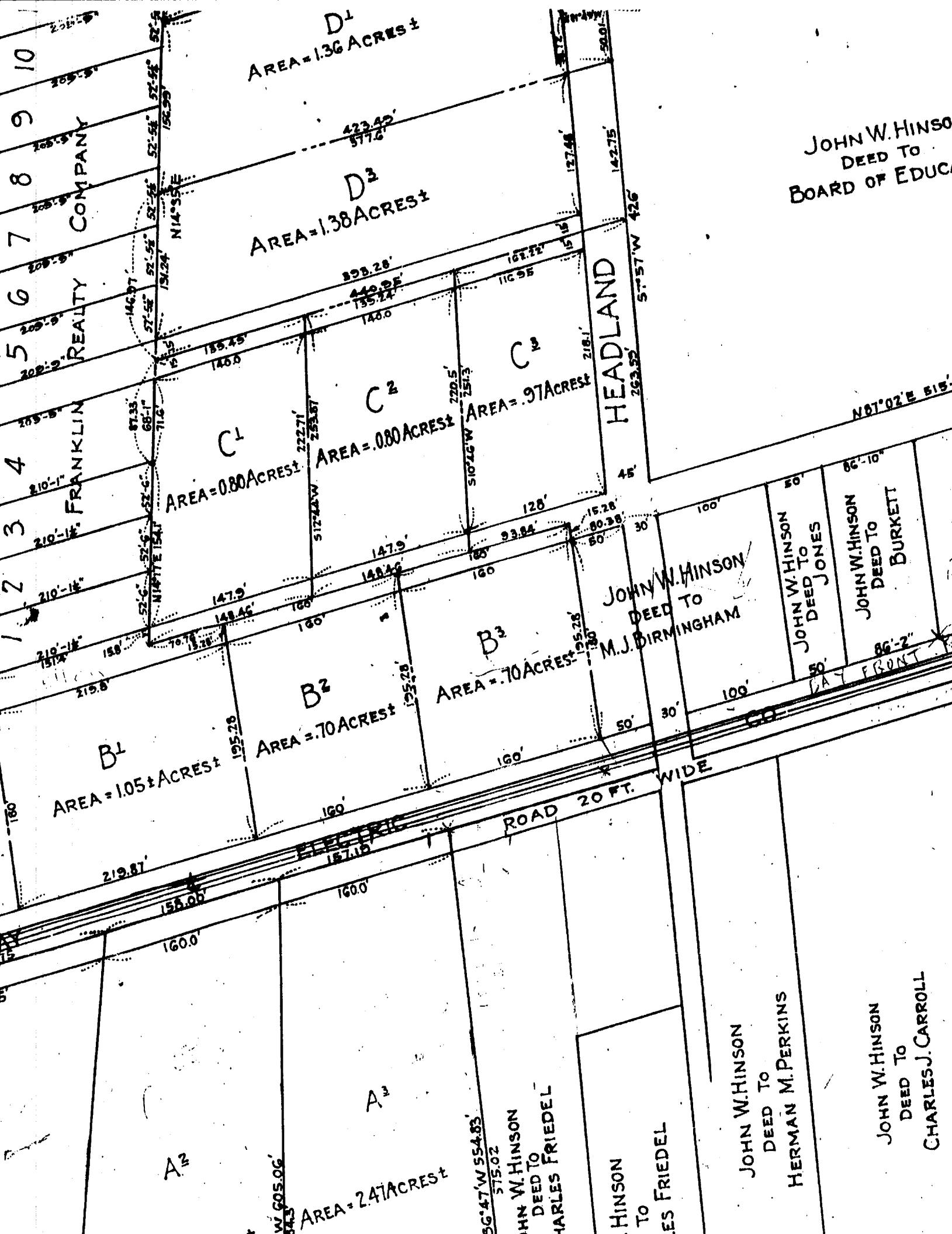
DATE  
OF

PHOTOGRAPHY

JANUARY  
1986

LOI





D<sup>1</sup>  
AREA = 1.36 ACRES ±

D<sup>2</sup>  
AREA = 1.38 ACRES ±

C<sup>1</sup>  
AREA = 0.80 ACRES ±

C<sup>2</sup>  
AREA = 0.80 ACRES ±

C<sup>3</sup>  
AREA = .97 ACRES ±

B<sup>1</sup>  
AREA = 1.05 ± ACRES ±

B<sup>2</sup>  
AREA = .70 ACRES ±

B<sup>3</sup>  
AREA = .70 ACRES ±

A<sup>2</sup>  
AREA = 2.41 ACRES ±

JOHN W. HINSON  
DEED TO  
BOARD OF EDUC.

JOHN W. HINSON  
DEED TO  
M.J. BIRMINGHAM

JOHN W. HINSON  
DEED TO  
JONES

JOHN W. HINSON  
DEED TO  
BURKETT

JOHN W. HINSON  
DEED TO  
HERMAN M. PERKINS

JOHN W. HINSON  
DEED TO  
CHARLES J. CARROLL

JOHN W. HINSON  
DEED TO  
CHARLES FRIEDEL

HINSON  
TO  
ES FRIEDEL

FRANKLIN  
REALTY  
COMPANY

HEADLAND

ROAD 20 FT. WIDE

ELECTRIC

EAST FRONT

SON

MINGHAM

N 7° 57' E 328-43''

FARM ROAD

LODGE

180'

30'

\_\_\_\_\_



# STORM WATER MANAGEMENT NOTES

1. STORM WATER MANAGEMENT SHALL BE DESIGNED AT THE SITE SECTION 2-100.310 OF THE BALTIMORE COUNTY CODE TITLE 14, ARTICLE 1, STORM WATER MANAGEMENT. A VARIANCE TO BE GRANTED IF STRICT COMPLIANCE WITH THE BALTIMORE COUNTY CODE TITLE 14, ARTICLE 1, STORM WATER MANAGEMENT IS NOT PRACTICAL DUE TO THE PHYSICAL CHARACTERISTICS OF THE SITE OR THE SURROUNDING AREA. A VARIANCE IS VALID AS LONG AS THE FOLLOWING CONDITIONS ARE ADDRESSED:
  1. ALL SITE RUNOFF MUST BE CONVERTED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING ADJACENT PROPERTY.
  2. THE PROPOSED STORM WATER MANAGEMENT SHALL BE DESIGNED TO PREVENT FLOODING OF ADJACENT PROPERTY.
  3. ALL INTERVIEWS SHALL BE LIMITED TO 30% OF CLEARED AREA AND SHALL BE LIMITED TO 30% OF CLEARED AREA WITHOUT CONSIDERATION OF CATCHMENT AREA.
  4. NOISE DOWNSPOUTS ARE TO BE DISCHARGED ONTO PAVED AREAS OR ADDITIONAL SURVEILLANCE ON THESE PARCELS AND/OR LOTS WILL REQUIRE SHUT CONTROLS FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.
- IF THESE CONDITIONS FOR A VARIANCE CANNOT BE SATISFIED, THEN A MAJOR OR VARIANCE REQUEST MUST BE SUBMITTED TO THE DIVISION OF DESIGN AND REVIEW FOR REVIEW AND APPROVAL. THE DIVISION OF DESIGN AND REVIEW WILL CONDUCT A HYDROLOGIC ANALYSIS AND IT MUST BE APPROVED PRIOR TO THIS SUBDIVISION.

Baltimore County Grid Meridian

Vicinity Map

1" = 2000

## GENERAL NOTES

1. BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY GERHOLD, CROSS & ETZEL, LTD., ALL LOTS SHOWN HEREON TO BE SERVED BY PUBLIC WATER AND SEWER.
2. THE PROPOSED SUBDIVISION IS LOCATED IN THE BALTIMORE COUNTY ZONING MAP NO. 50, SOIL TYPE 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S, 2T, 2U, 2V, 2W, 2X, 2Y, 2Z, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 4J, 4K, 4L, 4M, 4N, 4O, 4P, 4Q, 4R, 4S, 4T, 4U, 4V, 4W, 4X, 4Y, 4Z, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5L, 5M, 5N, 5O, 5P, 5Q, 5R, 5S, 5T, 5U, 5V, 5W, 5X, 5Y, 5Z, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, 6J, 6K, 6L, 6M, 6N, 6O, 6P, 6Q, 6R, 6S, 6T, 6U, 6V, 6W, 6X, 6Y, 6Z, 7A, 7B, 7C, 7D, 7E, 7F, 7G, 7H, 7I, 7J, 7K, 7L, 7M, 7N, 7O, 7P, 7Q, 7R, 7S, 7T, 7U, 7V, 7W, 7X, 7Y, 7Z, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8I, 8J, 8K, 8L, 8M, 8N, 8O, 8P, 8Q, 8R, 8S, 8T, 8U, 8V, 8W, 8X, 8Y, 8Z, 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, 9R, 9S, 9T, 9U, 9V, 9W, 9X, 9Y, 9Z, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10I, 10J, 10K, 10L, 10M, 10N, 10O, 10P, 10Q, 10R, 10S, 10T, 10U, 10V, 10W, 10X, 10Y, 10Z, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11I, 11J, 11K, 11L, 11M, 11N, 11O, 11P, 11Q, 11R, 11S, 11T, 11U, 11V, 11W, 11X, 11Y, 11Z, 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12I, 12J, 12K, 12L, 12M, 12N, 12O, 12P, 12Q, 12R, 12S, 12T, 12U, 12V, 12W, 12X, 12Y, 12Z, 13A, 13B, 13C, 13D, 13E, 13F, 13G, 13H, 13I, 13J, 13K, 13L, 13M, 13N, 13O, 13P, 13Q, 13R, 13S, 13T, 13U, 13V, 13W, 13X, 13Y, 13Z, 14A, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14I, 14J, 14K, 14L, 14M, 14N, 14O, 14P, 14Q, 14R, 14S, 14T, 14U, 14V, 14W, 14X, 14Y, 14Z, 15A, 15B, 15C, 15D, 15E, 15F, 15G, 15H, 15I, 15J, 15K, 15L, 15M, 15N, 15O, 15P, 15Q, 15R, 15S, 15T, 15U, 15V, 15W, 15X, 15Y, 15Z, 16A, 16B, 16C, 16D, 16E, 16F, 16G, 16H, 16I, 16J, 16K, 16L, 16M, 16N, 16O, 16P, 16Q, 16R, 16S, 16T, 16U, 16V, 16W, 16X, 16Y, 16Z, 17A, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 17I, 17J, 17K, 17L, 17M, 17N, 17O, 17P, 17Q, 17R, 17S, 17T, 17U, 17V, 17W, 17X, 17Y, 17Z, 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H, 18I, 18J, 18K, 18L, 18M, 18N, 18O, 18P, 18Q, 18R, 18S, 18T, 18U, 18V, 18W, 18X, 18Y, 18Z, 19A, 19B, 19C, 19D, 19E, 19F, 19G, 19H, 19I, 19J, 19K, 19L, 19M, 19N, 19O, 19P, 19Q, 19R, 19S, 19T, 19U, 19V, 19W, 19X, 19Y, 19Z, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 20H, 20I, 20J, 20K, 20L, 20M, 20N, 20O, 20P, 20Q, 20R, 20S, 20T, 20U, 20V, 20W, 20X, 20Y, 20Z, 21A, 21B, 21C, 21D, 21E, 21F, 21G, 21H, 21I, 21J, 21K, 21L, 21M, 21N, 21O, 21P, 21Q, 21R, 21S, 21T, 21U, 21V, 21W, 21X, 21Y, 21Z, 22A, 22B, 22C, 22D, 22E, 22F, 22G, 22H, 22I, 22J, 22K, 22L, 22M, 22N, 22O, 22P, 22Q, 22R, 22S, 22T, 22U, 22V, 22W, 22X, 22Y, 22Z, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 23H, 23I, 23J, 23K, 23L, 23M, 23N, 23O, 23P, 23Q, 23R, 23S, 23T, 23U, 23V, 23W, 23X, 23Y, 23Z, 24A, 24B, 24C, 24D, 24E, 24F, 24G, 24H, 24I, 24J, 24K, 24L, 24M, 24N, 24O, 24P, 24Q, 24R, 24S, 24T, 24U, 24V, 24W, 24X, 24Y, 24Z, 25A, 25B, 25C, 25D, 25E, 25F, 25G, 25H, 25I, 25J, 25K, 25L, 25M, 25N, 25O, 25P, 25Q, 25R, 25S, 25T, 25U, 25V, 25W, 25X, 25Y, 25Z, 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H, 26I, 26J, 26K, 26L, 26M, 26N, 26O, 26P, 26Q, 26R, 26S, 26T, 26U, 26V, 26W, 26X, 26Y, 26Z, 27A, 27B, 27C, 27D, 27E, 27F, 27G, 27H, 27I, 27J, 27K, 27L, 27M, 27N, 27O, 27P, 27Q, 27R, 27S, 27T, 27U, 27V, 27W, 27X, 27Y, 27Z, 28A, 28B, 28C, 28D, 28E, 28F, 28G, 28H, 28I, 28J, 28K, 28L, 28M, 28N, 28O, 28P, 28Q, 28R, 28S, 28T, 28U, 28V, 28W, 28X, 28Y, 28Z, 29A, 29B, 29C, 29D, 29E, 29F, 29G, 29H, 29I, 29J, 29K, 29L, 29M, 29N, 29O, 29P, 29Q, 29R, 29S, 29T, 29U, 29V, 29W, 29X, 29Y, 29Z, 30A, 30B, 30C, 30D, 30E, 30F, 30G, 30H, 30I, 30J, 30K, 30L, 30M, 30N, 30O, 30P, 30Q, 30R, 30S, 30T, 30U, 30V, 30W, 30X, 30Y, 30Z, 31A, 31B, 31C, 31D, 31E, 31F, 31G, 31H, 31I, 31J, 31K, 31L, 31M, 31N, 31O, 31P, 31Q, 31R, 31S, 31T, 31U, 31V, 31W, 31X, 31Y, 31Z, 32A, 32B, 32C, 32D, 32E, 32F, 32G, 32H, 32I, 32J, 32K, 32L, 32M, 32N, 32O, 32P, 32Q, 32R, 32S, 32T, 32U, 32V, 32W, 32X, 32Y, 32Z, 33A, 33B, 33C, 33D, 33E, 33F, 33G, 33H, 33I, 33J, 33K, 33L, 33M, 33N, 33O, 33P, 33Q, 33R, 33S, 33T, 33U, 33V, 33W, 33X, 33Y, 33Z, 34A, 34B, 34C, 34D, 34E, 34F, 34G, 34H, 34I, 34J, 34K, 34L, 34M, 34N, 34O, 34P, 34Q, 34R, 34S, 34T, 34U, 34V, 34W, 34X, 34Y, 34Z, 35A, 35B, 35C, 35D, 35E, 35F, 35G, 35H, 35I, 35J, 35K, 35L, 35M, 35N, 35O, 35P, 35Q, 35R, 35S, 35T, 35U, 35V, 35W, 35X, 35Y, 35Z, 36A, 36B, 36C, 36D, 36E, 36F, 36G, 36H, 36I, 36J, 36K, 36L, 36M, 36N, 36O, 36P, 36Q, 36R, 36S, 36T, 36U, 36V, 36W, 36X, 36Y, 36Z, 37A, 37B, 37C, 37D, 37E, 37F, 37G, 37H, 37I, 37J, 37K, 37L, 37M, 37N, 37O, 37P, 37Q, 37R, 37S, 37T, 37U, 37V, 37W, 37X, 37Y, 37Z, 38A, 38B, 38C, 38D, 38E, 38F, 38G, 38H, 38I, 38J, 38K, 38L, 38M, 38N, 38O, 38P, 38Q, 38R, 38S, 38T, 38U, 38V, 38W, 38X, 38Y, 38Z, 39A, 39B, 39C, 39D, 39E, 39F, 39G, 39H, 39I, 39J, 39K, 39L, 39M, 39N, 39O, 39P, 39Q, 39R, 39S, 39T, 39U, 39V, 39W, 39X, 39Y, 39Z, 40A, 40B, 40C, 40D, 40E, 40F, 40G, 40H, 40I, 40J, 40K, 40L, 40M, 40N, 40O, 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